

Sinclair  Hammelton



PROPERTY SUMMARY

CHAIN FREE !

Nestled in the charming area of Bromley Grove, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Built in 1950, the property spans an inviting 678 square feet and is presented in excellent condition, making it an ideal choice for first-time buyers or those looking to downsize.

The residence features a spacious reception room that serves as a welcoming space for relaxation and entertainment. The two generously sized bedrooms provide ample room for rest and personalisation, ensuring a peaceful retreat at the end of the day. The newly fitted kitchen is equipped with integrated appliances, making meal preparation a pleasure. Additionally, the three-piece bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this property is its prime location. Situated within half a mile of Shortlands railway station, residents will enjoy easy access to Central London, making commuting a breeze. The surrounding area is rich in local amenities, including charming cafes, inviting pubs, and the picturesque Kelsey Park, perfect for leisurely strolls or family outings.

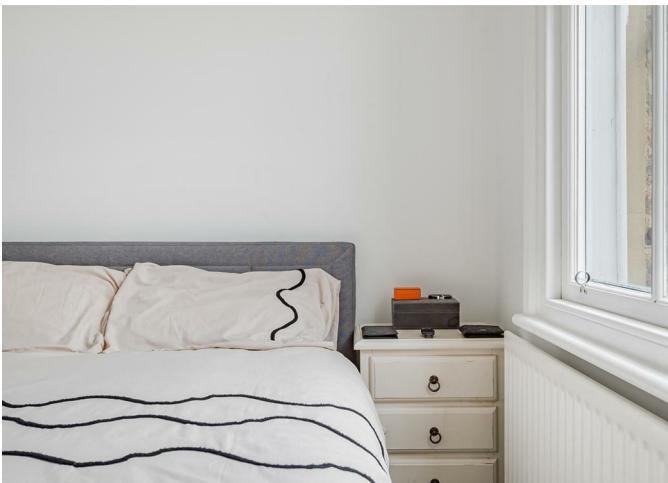
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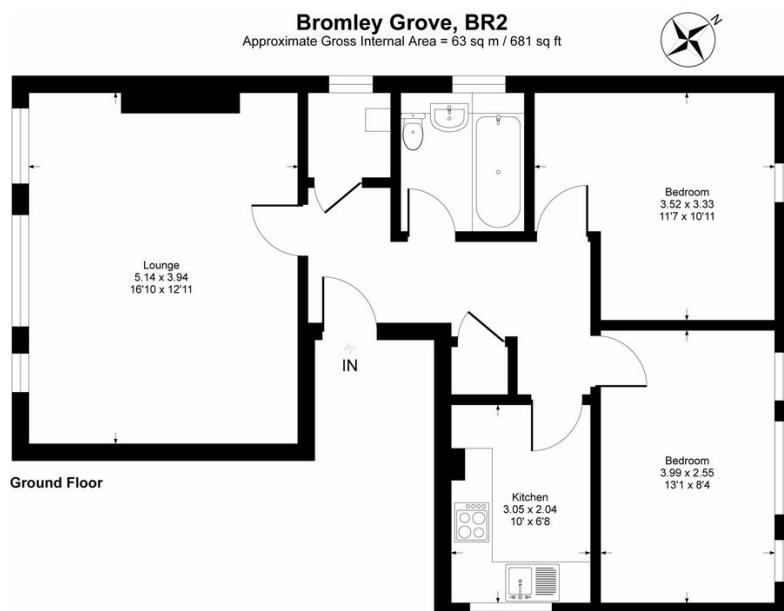
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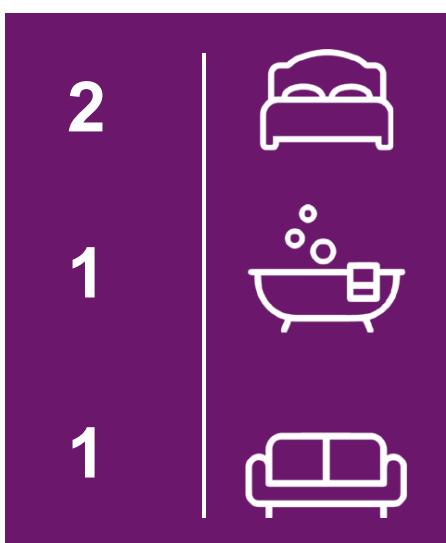






This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced by Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: D COUNCIL TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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